

# Unit LPH-02 - One Miami

LPH-02 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11672011  
 Status: Active  
 Size: 846 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$545,000  
 List PPSF: \$644  
 Valuated Price: \$496,000  
 Valuated PPSF: \$586

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*



## Building Information

Number of units: 890  
 Number of active listings for rent: 56  
 Number of active listings for sale: 46  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 28  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 3



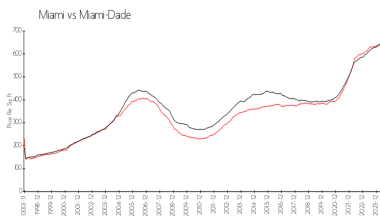
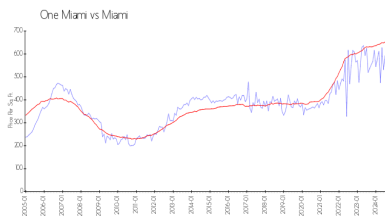
## Building Association Information

One Miami Master Association  
 (786) 425-1515

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1407	1,178 sq ft	Nov 2024	\$685,000	\$581
2408	1,169 sq ft	Nov 2024	\$580,000	\$496
3519	1,227 sq ft	Oct 2024	\$610,000	\$497
2109	1,792 sq ft	Aug 2024	\$1,100,000	\$614
3915	1,145 sq ft	Aug 2024	\$620,000	\$541
1709	1,792 sq ft	Aug 2024	\$1,100,000	\$614
3326	1,416 sq ft	Aug 2024	\$860,000	\$607

## Market Information



One Miami:	\$520/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

One Miami: 5%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

One Miami: 90 days  
 Miami: 87 days

